**Residential rebuild exercise—supplemental questions**

Background: As you recall from the original assignment, a few days after you answered the questions about the bank’s conditions for using the insurance proceeds to rebuild, Willy asks for your advice on the paperwork (contractor’s proposal posted to Blackboard in the Residential rebuild exercise folder) that Home Construction LLC has presented for Willy and Liza to sign. Here are specific assignments.

1.**:** From the perspective of a lawyer representing Liza and Willy what is your reaction to the contractor’s proposal and would the Attachment to Proposal in the Residential rebuild exercise folder on Blackboard be sufficient to protect Liza and Willy?

2.**:** From the perspective of a lawyer representing the builder, how do you assess the contractor’s proposal, and what is your reaction to the Attachment to Proposal if it is offered on behalf of Willy and Liza as a modification to the proposal?

3.**:** From each party’s perspective would the Attachment to Proposal adequately cover the risk that the project may be delayed due to impacts from the COVID-19 pandemic? What concerns should either party have about the possibility that Buddy Reliable, his employee, or a subcontractor or a subcontractor’s employee might be affected by COVID-19? What other risks might the pandemic create for this project? Are these matters properly and adequately address in Concensusdocs 205 (a “short form” contract between owner and builder) in the General resources and sample documents folder on Blackboard?

4.**:** Review Concensusdocs 205. Would it be wise, from either party’s perspective, to use this form rather than the proposal and an attachment? Would that be practical in a situation such as this? Even if you would not recommend using this form, are there provisions or concepts in the form you think either party should adapt to this situation?

5.:Setting aside the options already considered, what alternatives would you explore for documenting the relationship between Home Construction LLC and Liza and Willy?